

CONSERVATION EASEMENT

USED CAR LOT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this _____ day of 4-8-00, 2000 by and between Mike Askari whose mailing address is 2707B Killarney Way Tallahassee, Florida 32308 hereinafter referred to as the "Grantor," and LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or

placing of trash, waste, or unsightly or offensive materials. This clause is not intended to prevent the use of best management practices for sediment and erosion control or to prohibit the use of mulch

3. Removal or destruction of trees, shrubs, or other vegetation. This clause is not intended to prohibit the removal of invasive species and minor trimming for maintenance

4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.

5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.

6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.

7. Acts or uses detrimental to such retention of land or water areas.

8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times with reasonable prior written notice to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be
affixed hereto on the day and year first above written.

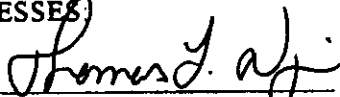
GRANTOR:

Mike Askari
2707B Killarney Way
Tallahassee, FL 32308



WITNESSES:

Sign:



Print Name:

Thomas L. Nepier

Sign:



Print Name:

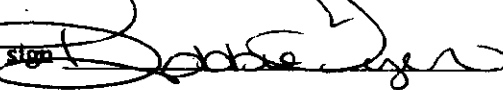
Bobbie Tyer

STATE OF Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me this August 4, 2000 by
Mike Askari, who is personally known to me, or has produced
as identification and did not take an oath.

NOTARY PUBLIC - STATE OF FLORIDA

Sign:

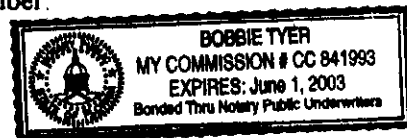


print

Bobbie Tyer

My Commission Expires:

Commission Number:



This instrument was prepared by:

John P. Gorham
Environmental Support Services, Inc.
P.O. Box 4037
Tallahassee, Florida 32315-4037

EXHIBIT "A"

SKETCH OF LEGAL WITH DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

MANAGED NATURAL AREA
CONSERVATION EASEMENT
USED CARLOT AREA



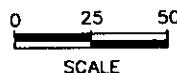
Attachment #

1b

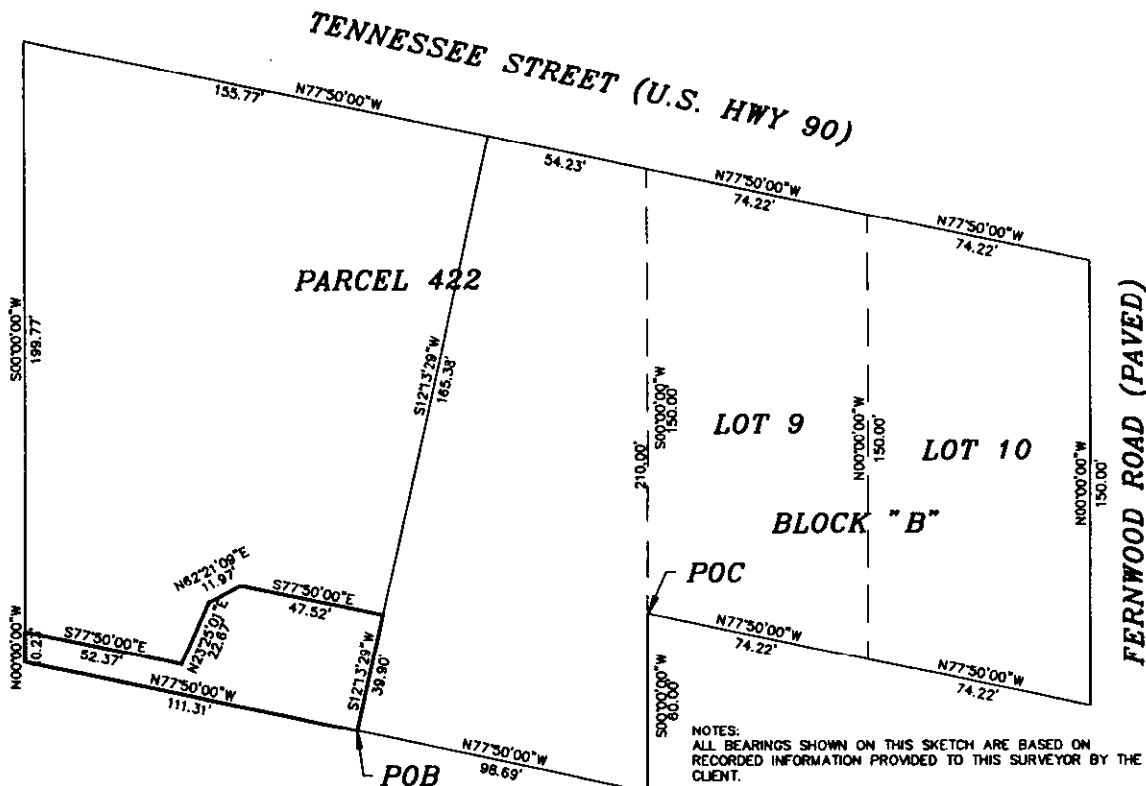
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SCALE



NOTES:
ALL BEARINGS SHOWN ON THIS SKETCH ARE BASED ON
RECORDED INFORMATION PROVIDED TO THIS SURVEYOR BY THE
CLIENT.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS, PANEL
NUMBER 120143 0160A DATED DECEMBER 15, 1982, AND
DETERMINED FROM A SCALED LOCATION THAT THIS PROPERTY IS
LOCATED IN ZONE "C"

A SKETCH OF A MANAGED NATURAL CONSERVATION EASEMENT AS RELATED TO LOTS 9 & 10,
LONGWOOD ESTATES, PLATBOOK 3, PAGE 175, AND PARCEL 422, RECORDED IN O.R. BOOK 1864,
PAGE 1671, AND LOCATED IN SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST, LEON COUNTY
FLORIDA.

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF LOT 9 BLOCK "B", OF LONGWOOD ESTATES,
RECORDED IN PLATBOOK 3, PAGE 175, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA
AND PROCEED SOUTH ALONG THE EAST LINE OF PARCEL 422, RECORDED IN OFFICIAL RECORDS
BOOK 1864, PAGE 1671 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, A DISTANCE OF
60.00 FEET, THENCE RUN NORTH 77 DEGREES 50 MINUTES 00 SECONDS WEST 98.69 FEET
ALONG THE SOUTH LINE OF SAID PARCEL 422 TO THE POINT OF BEGINNING. FROM SAID POINT
OF BEGINNING CONTINUE ALONG SAID SOUTH BOUNDARY LINE NORTH 77 DEGREES 50 MINUTES
00 SECONDS WEST 111.31 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 422, THENCE
RUN NORTH 10.23 FEET ALONG THE WEST LINE OF SAID PARCEL 422, THENCE LEAVING SAID
WEST BOUNDARY LINE RUN SOUTH 77 DEGREES 50 MINUTES 00 SECONDS EAST 52.37 FEET,
THENCE NORTH 23 DEGREES 25 MINUTES 01 SECONDS EAST 22.67 FEET, THENCE NORTH 62
DEGREES 21 MINUTES 09 SECONDS EAST 11.97 FEET, THENCE SOUTH 77 DEGREES 50 MINUTES
00 SECONDS EAST 47.52 FEET, THENCE SOUTH 12 DEGREES 13 MINUTES 29 SECONDS WEST
39.90 FEET TO THE POINT OF BEGINNING CONTAINING 0.065 ACRES MORE OR LESS.



CERTIFICATE OF AUTHORIZATION LB 6808

2937 FOXCROFT DRIVE PHONE: 850-668-7330
TALLAHASSEE, FLORIDA 32308 FAX: 850-894-9693

CERTIFICATION

IN MY OPINION THIS IS A TRUE REPRESENTATION OF THE
PROPERTY SHOWN HEREON, AND THAT THIS SURVEY MEETS
THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE
FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Richard W. Phillips 8/4/00
RICHARD W. PHILLIPS
PROFESSIONAL SURVEYOR AND MAPPER F.R.C. #5557